



356-358 W 40th St

356-358 W 40th St, New York, NY 10018

Ron Joobeen

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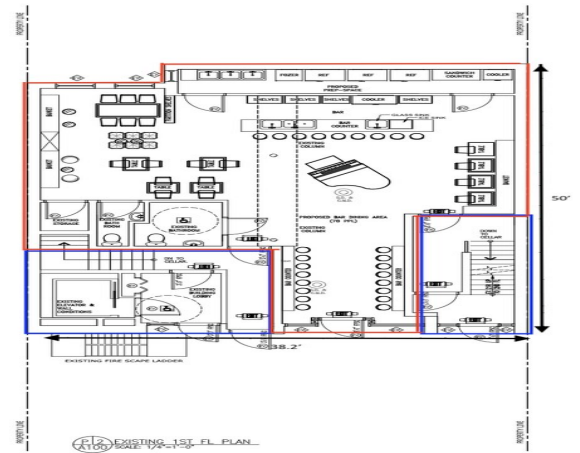
356-358 W 40th St

\$27.50 - \$116.00 /SF/Yr

Former Jewelry manufacturing building used more recently as the home for the Dramatist Guild Fund, Siberia South and the Daddy Rabbit. The entire building is now available as one unit (12,400 sq.ft) or floor by floor (1,850 sq.ft) for 1-2 years leases at 40% discount to the market. The prices stated are for immediate possession. There are no further concessions by the ownership as all concessions are reflected in the

exceptional pricing....

- Hells kitchen/Times Square location. One block from the New York Times Building and across from the Port Authority.
- Lots of Natural light and windows. Floors 3 to 6 have windows on three sides.
- Efficient 40' X 50' floor plate with limited wasted space and efficient operational expense. Elevator opens directly to each floor.



Rental Rate:	\$27.50 - \$116.00 /SF/Yr
Total Space Available:	7,400 SF
Max. Contiguous:	5,550.00 SF
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	C
Rentable Building Area:	12,500 SF
Year Built:	1920
Walk Score ®:	99 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Taxes:	\$0.53 USD/SF/Mo
Operating Expenses:	\$0.32 USD/SF/Mo
Rental Rate Mo:	\$5.83 USD/SF/Mo



1st Floor Ste Ground Flr

Space Available	1,850 SF
Rental Rate	\$116.00 /SF/Yr
Contiguous Area	1,850 SF
Date Available	May 01, 2022
Service Type	Modified Gross
Built Out As	[object Object]
Space Type	Relet
Space Use	Retail
Lease Term	1 - 2 Years

Ground floor retail lounge with high ceilings, exposed brick walls, custom Chevron flooring, century old mahogany bar, new state of the art HVAC system, kitchen and sufficient mezzanine level storage. Fully operating Lounge since 1999 with 4:00 am liquor license. Has been used privately for the past decade. Has not been open to the public except for a few occasions supporting Jazz and Classical Music. Recently written up by the New York Times and Forbes as one of the hottest speakeazy jazz venues in the city.

4th Floor

Space Available	1,850 SF
Rental Rate	\$27.50 /SF/Yr
Contiguous Area	5,550 SF
Date Available	Now
Service Type	Modified Gross
Office Size	1,850 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 2 Years

High Ceiling loft space with 4 large windowed workshops/offices and a large employee room with Kitchen. The elevator opens to the private leased space that encompasses the entire 2,000 sq.ft floor plate.

5th Floor

Space Available	1,850 SF
Rental Rate	\$29.50
Contiguous Area	5,550 SF
Date Available	Now
Service Type	Modified Gross
Office Size	1,850 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 2 Years

Elevator loft building in Hells Kitchen/Times square area with 4 large work shops/offices all with high ceilings and large windows plus a kitchen and an employee lounge. Equipped with Laundry unit and multiple bathrooms for the fabric/garment business.

6th Floor

Space Available	1,850 SF
Rental Rate	\$29.50 /SF/Yr
Contiguous Area	5,550 SF
Date Available	Now
Service Type	Modified Gross
Office Size	1,850 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 2 Years

High Ceiling loft space with 6 windowed workshops/offices. The elevator opens to the private leased space that encompasses the entire 2,000 sq.ft floor plate. Each workshop has its own efficient HVAC unit. This is the penthouse unit. Monthly rent is \$4500 MG (\$6,000 plus Electricity).



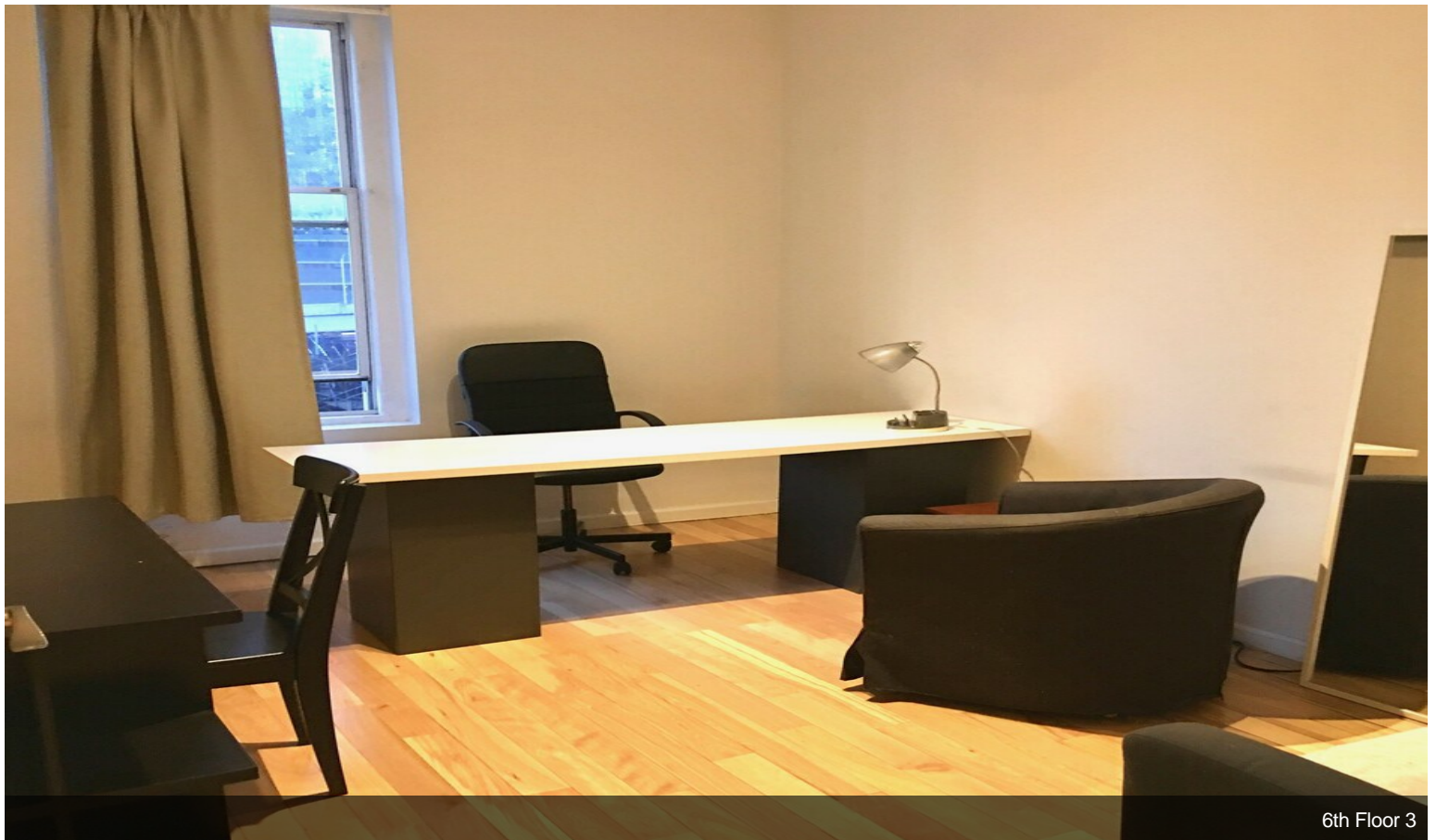
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Property Photos



6th Floor 2



6th Floor 3

Property Photos



Ground Floor Lounge 1



Ground Floor Lounge 2

Property Photos



Ground Floor Lounge 3



Ground Floor Lounge 4

Property Photos



Ground Floor Lounge 5